



17

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** STEPHANIE BUBENHEIM, PLANNER II *SB*  
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

**THROUGH:** AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**MEETING DATE:** SEPTEMBER 5, 2018

**SUBJECT:** DR18-89, LITTLE SUNSHINE'S PLAYHOUSE

**STRATEGIC INITIATIVE:** Economic Development

The proposed children's daycare center would provide the immediate community an additional childcare service option and allow for the development of an infill parcel.

### RECOMMENDED MOTION

Approve the Findings of Fact and approve DR18-89, Little Sunshine's Playhouse: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.57 acres, generally located at the northwest corner of Higley Road and Germann Road and zoned Neighborhood Commercial (NC).

### APPLICANT/OWNER

Company: Buttry & Brown  
Name: Stephen Brown  
Address: 5040 Tennyson Parkway  
Plano, TX 75024  
Phone: (214) 296-4989 Ext. 702  
Email: sbrown@buttry-brown.com

Company: Mariah Properties  
Name: K. Terry Williams  
Address: 3303 E. Baseline Road Ste. 112  
Gilbert, AZ 85234  
Phone: (480) 962-1515  
Email: twilliams@mariahproperties.com

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>January 4, 2005</i>	The Town Council approved A04-06 annexing the subject property and overall Stratland Estates area.
<i>May 2, 2007</i>	Town Council adopted Resolution No. 2779 (GP07-01) Minor General Plan amendment to change the land use designation of 2.5 acres from Residential >2-3.5 to Neighborhood Commercial (NC).
<i>May 22, 2007</i>	The Town Council approved Ordinance No. 1948 (cases Z07-15) to rezone the subject site known as SanTan View Plaza from Residential to Neighborhood Commercial (NC).
<i>November 15, 2007</i>	The Design Review Board approved DR07-108 SanTan View Plaza for a retail/office strip center. The DR approval expired 11/15/2010.
<i>September 5, 2012</i>	The Hearing Officer denied V12-03 to amend the Higley Rd. arterial landscape area from 50 to 47 ft. and reduce the west side perimeter landscape area from 15 to 8 ft. 6 in. for McDonald's Restaurant.
<i>October 3, 2012</i>	Planning Commission denied UP12-03, a Conditional Use Permit to allow McDonald's, a limited service restaurant with extended hours of operation.
<i>July 11, 2018</i>	Planning Commission discussed DR18-89 Little Sunshine's Playhouse at Study Session.

### **Overview**

Little Sunshine's Playhouse is a pre-school and childcare facility with locations in 10 different states and two locations currently in Arizona. The 1.57 acre site is located on the northwest corner of Higley and Germann Roads with two existing curb cuts, one on each arterial. The site is surrounded to the north and west by Stratland Estates subdivision. The proposed childcare center is 9,590 square feet with a porte-cochère extending over the drive aisle, two playgrounds and additional site improvements.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 2 – 3.5 DU/Acre	Single Family- 6 (SF-6) PAD	Stratland Estates residential subdivision at E Claxton Ct.
South	Residential > 2 – 3.5 DU/Acre	Single Family- 10 (SF-10)	Germann Road then Stratland Shadows subdivision
East	Residential > 2 – 3.5 DU/Acre	Single Family-7 (SF-7) PAD	Higley Road then SanTan Ranch subdivision
West	Residential > 2 – 3.5 DU/Acre	Single Family- 6 (SF-6) PAD	Stratland Estates subdivision and S. Briar Lane

Site	Neighborhood Commercial	Neighborhood Commercial (NC)	Vacant
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### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC</b>	<b>Proposed</b>
Maximum Building Height (ft.)/(Stories)	25'	25' max height
Minimum Building Setback (ft.)		
Front	20'	+/- 68'
Side (Street)	15'	+/- 145'
Side (Residential)	15'	+/- 67'
Rear (Residential)	15'	15'
Minimum Required Perimeter Landscape Area (ft.)		
Front	50'/20'	50'/20'
Side (Street)	50'	50'
Side (Residential)	15'	15'
Rear (Residential)	15'	15'
Landscaping (% of net lot area)	15%	51.5%

### **DISCUSSION**

The proposed site is zoned NC, limiting the types of uses and limiting the hours of operation permitted due to the proximity of residential. The site is further constrained due to the smaller size of the property and required landscape/building setbacks as it is located at the intersection of two major arterials.

#### **Site**

The daycare/pre-school facility building is located near the northwest corner of the site to accommodate the landscape buffer and drive aisle. Two playgrounds are proposed flanking the building to the north and south and will have a treehouse play structure, shade canopies, a water feature and other play amenities. Parking for the site requires and meets 32 parking spaces and three (3) passenger loading spaces. Due to drive lane and fire department requirements, the porte-cochère must not be used as a designated drop-off, oversized and signed passenger loading spaces are located north of the main entrance.

Bike parking has been relocated closer to the main entrance on the same side of the drive aisle as the main entrance per Planning Commission's comment. The parking area north of the main entrance includes a five (5) foot porous concrete paver turnaround within the landscape setback to meet back-up requirements due to site limitations. There are also four (4) compact parking spaces proposed. The porte-cochère will extend over the drive aisle and will meet height requirements for large vehicles including fire trucks and garbage trucks.

The fully fenced playground areas are abutting the residential community to the north and west, but are separated from the homes by streets and landscape areas. The nearest property line of a home to the west is approximately 80 feet and the closest property line of a home to the north is

approximately 48 feet. The existing perimeter wall is six (6) feet tall. The Land Development Code requires 8' unless the owner of the wall does not agree to the height increase. The applicant is in discussion with Stratland Estates HOA regarding the height of the wall and options. Per the condition of approval, if the HOA approves the wall height addition a detail shall be provided to staff prior to construction document submittal noting the materials and colors match the existing wall or are coordinated as an accent feature. A detail of the six-foot (6') tall ornamental fence surrounding the playground within the property has been provided. *In response to Planning Commission's comment: columns for this fence are not proposed; the fence at the other Little Sunshine's location in Gilbert is along the right-of-way and therefore has more decorative detail. The applicant has requested to not add columns as this fence is internal to the site.*

The site will have two right in/right out turning movements, *a right decel lane along Germann Road was determined not to be warranted.* Sidewalks enhance the site and are located at the porte-cochère and south of the site to meet the sidewalk along the main roads; both sidewalks proposed are separated from the main drive entrances.

### **Landscape**

The total landscape area is 51.5% far exceeding the required landscape area with xeriscape trees, shrubs and groundcover. As the site is at the corner of two major arterials, a 50' X 250' landscape buffer is provided at the corner of Higley and Germann Roads. Thornless Mesquite and Palo Brea trees are proposed within this buffer, which are required for Street Tree Theme District No. 9. A berm will be used in place of a parking screen wall to shield the four (4) compact car spaces. Evergreen Elms are used in the children playground areas which will have synthetic turf, and Willow Acacias are used at spots along the perimeter wall abutting residential. Shrubbery proposed consists of Rio Bravo Sage, Chihuahuan Sage, Ruellia, Hybrid Tecoma, and Red Bird of Paradise. Groundcover includes Desert Carpet Redolens, New Gold Lanata, Red Yucca, Katie Ruellia and other plants with decomposed granite in Santa Fe Beige being used in landscape areas.

### **Grading and Drainage**

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. The site will utilize surface retention in the 50' X 250' landscape buffer and around the perimeter of the property.

### **Elevations, Floor Plan, Colors and Materials**

The Old England Tudor style architecture of the building has full articulation and will be a somewhat different architectural style compared to the surrounding homes and commercial uses but will blend nicely with Stratland Estate's traditional walls and accent features. The Old England Tudor style is comprised of a faux dark gray/black slate tile roof with the main body of the building in a light beige color EIFS stucco "Buckskin" and painted wood trim accent in "Sable". The building will have stone veneer accent of Eldorado stone in "Vineyard Trail" which will be rough cut and used along the base of the building, the faux chimney feature and rounded tower element on the east/front elevation. Other accents to the building include a stone accent trim to transition the stone to stucco, a brick red colored main entrance door, chimney pots, dormers, finials and a weather vane to enhance the façade. *More dormers have been provided on elevations and the columns of the porte-cochère have been increased in width*



*thickness from 2' to 2'8" per Planning Commission's comments.* Revised exhibits noting the 2'8" will be provided to staff prior to construction document submittal.

### **Lighting**

There are only three lighting types proposed, parking lot light poles, wall lanterns around the building, and can lights under the porte-cochère. All site lighting will be required to comply with Town codes.

### **Signage**

Signage is not included in this approval. Administrative Design Review approval is required prior to permitting.

### **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received one inquiry from the public regarding the type of use proposed for the site.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR18-89, Little Sunshine's Playhouse: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.57 acres, generally located at the northwest corner of Higley Road and Germann Road and zoned Neighborhood Commercial (NC) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the September 5, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.
4. Prior to construction document (CD) submittal, the applicant shall provide Planning staff, a wall section detail of modification to existing 6' tall perimeter wall to 8' tall wall for planning staff approval. If the applicant provides a letter from Stratland Estates HOA requesting no change to the wall, the applicant may proceed with CD submittal.
5. Prior to construction document submittal, the applicant shall provide Planning staff with revised Color Elevations, with the column width of the porte-cochère at 2'8".

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. B.', with a stylized flourish at the end.

Stephanie Bubenheim  
Planner II

**Attachments and Enclosures:**

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials
- 8) Elevations
- 9) Floor Plans
- 10) Lighting

**FINDINGS OF FACT  
DR18-89, Little Sunshine's Playhouse**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

## **Notice of Public Hearing**

**PLANNING COMMISSION DATE:**

**Wednesday, September 5, 2018\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

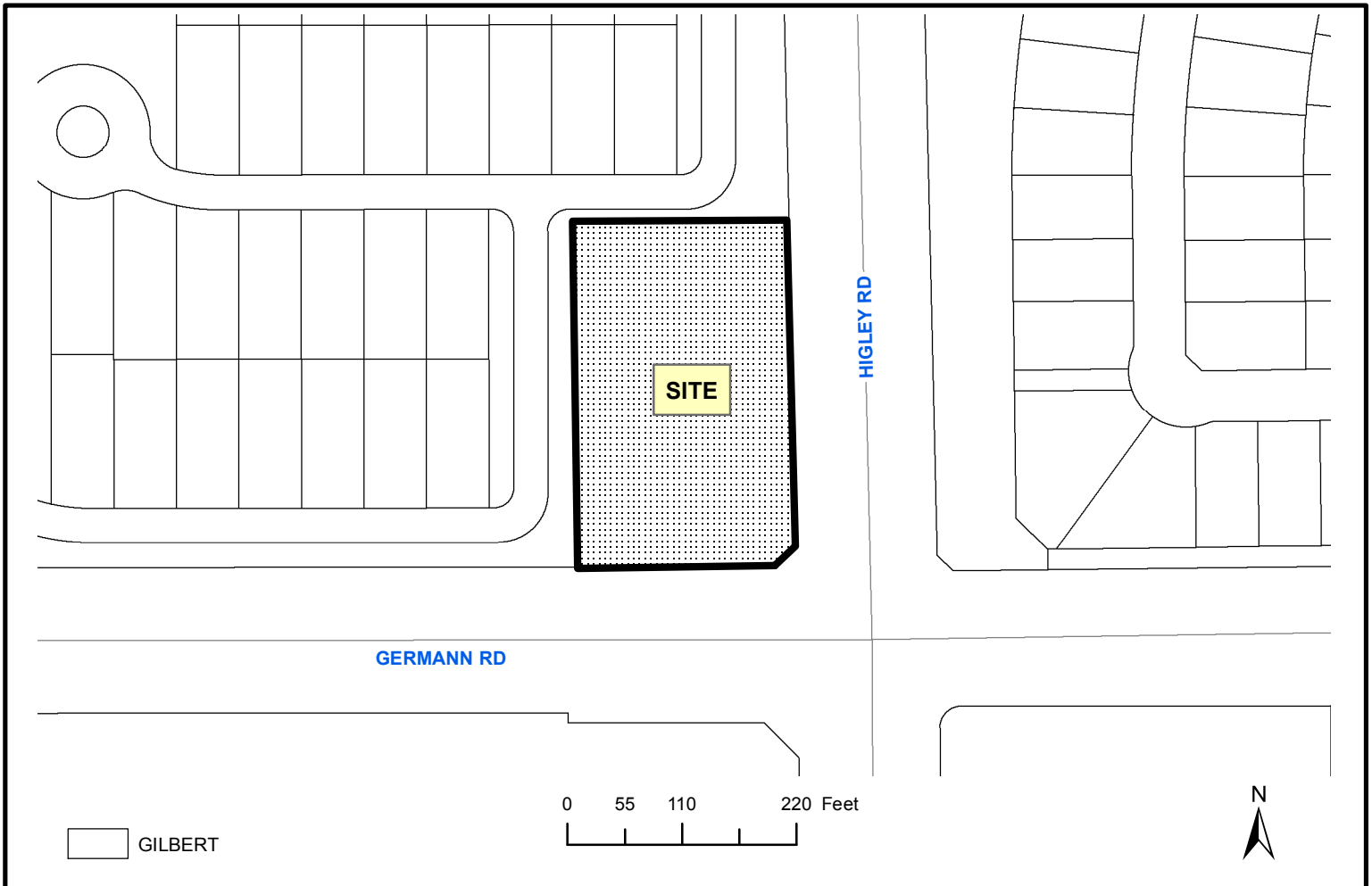
**\* Call Planning Department to verify date and time:  
(480) 503-6625**

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

### ***REQUESTED ACTION:***

DR18-89, LITTLE SUNSHINE'S PLAYHOUSE: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 1.57 acres, generally located on the northwest corner of Higley Road and Germann Road, and zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay.

### ***SITE LOCATION:***



**APPLICANT: Buttry & Brown  
CONTACT: Stephen Brown  
ADDRESS: 5040 Tennyson Parkway  
Plano, TX 75024**

**TELEPHONE: (214) 296-4989, Ext. 702  
E-MAIL: [sbrown@buttry-brown.com](mailto:sbrown@buttry-brown.com)**

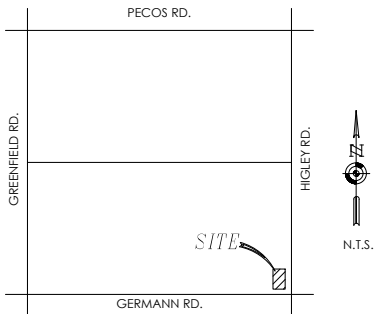
Little Sunshine's Playhouse Site  
APN 304-52-020C





PRELIMINARY SITE PLAN FOR:  
**LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL**  
TOWN OF GILBERT, ARIZONA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH,  
RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

BASIS OF BEARING

SOUTH 00°00'00" EAST - BEING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. PER THE FINAL PLAT FOR Foothills NORTH UNIT 1, RECORDED IN BOOK 388, PAGE 47, MARICOPA COUNTY RECORDS.

BENCHMARK

GDACS POINT 20528-1 BEING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 EAST. HAVING A NAVD88 ELEVATION OF 1307.54

FLOOD INFORMATION

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBERS 04013C2765M, PANEL 2765 OF 4425, DATED NOVEMBER 4, 2015.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

OWNER

MARIAH PROPERTIES VI, LLC  
3303 E. BASELINE RD. SUITE 112  
GILBERT, ARIZONA 85234  
CONTACT: K. TERRY WILLIAMS  
PHONE: (480) 962-1515  
EMAIL: TWILLIAMS@MARIAHPROPERTIES.COM

DEVELOPER

BUTTRY & BROWN DEVELOPMENT, LLC  
5040 TENNYSON PKWY  
PLANO, TEXAS 75024  
CONTACT: STEPHEN BROWN  
PHONE: (214) 296-4989 EXT. 702  
EMAIL: SBROWN@BUTTRY-BROWN.COM

PROJECT DATA:

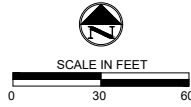
SITE AREA (GROSS TO CENTERLINE): ± 2.55 AC (111,226.90 SF)  
SITE AREA (NET ALTA): ± 1.57 AC (68,456.90 SF)  
SITE ADDRESS: 3840 S. HIGLEY ROAD GILBERT, AZ 85297  
APN: 304-52-020C  
EXISTING ZONING: NC - NEIGHBORHOOD COMMERCIAL  
PROPOSED USE: PRESCHOOL & CHILDCARE FACILITY  
HOURS OF OPERATION: 6 AM TO 6 PM  
PROPOSED BUILDING AREA: 9,593 SF

ZONING STANDARDS - NC - NEIGHBORHOOD COMMERCIAL:

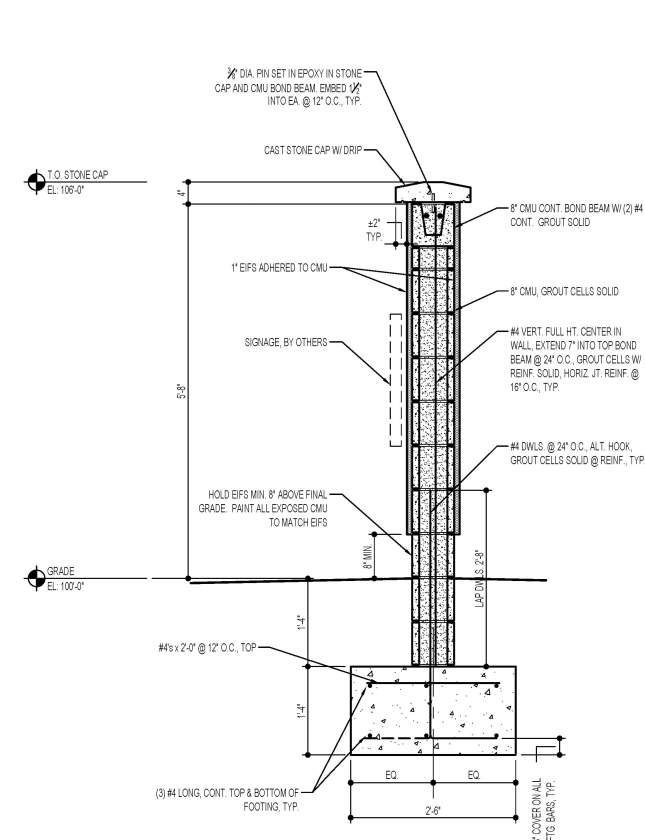
PERMITTED USES:	REQUIRED	PROPOSED
DAYCARE CENTER / SCHOOL - SMALL SCALE / PRIVATE (PERMITTED WHEN LOCATED ON AN ARTERIAL ROAD & NO LIGHTED OUTDOOR RECREATION FACILITIES)		
MAX. SIZE OF USE	25,000 SF	9,593 SF
MAX. BUILDING HEIGHT / STORIES	25' / 1 STORY	25' / 1 STORY
MIN. BUILDING AND LANDSCAPE SETBACKS		
FRONT (HIGLEY)	20'	20' / 50' *
SIDE (STREET - GERMANN)	15'	50' *
SIDE (RESIDENTIAL - CLAXTON)	15'	15'
REAR (RESIDENTIAL - BRIARWOOD)	15'	15'
*ARTERIAL / ARTERIAL INTERSECTION - LANDSCAPE & BUILDING SETBACK	50'	50'
PARKING SPACES (1 / 300 SF)	32 STALLS	32 STALLS
PASSENGER LOADING SPACE (12'x20')	3	3
DRIVE AISLE WIDTH	25'	25'
PARKING STALL SIZE	9' X 19'	9' X 19'
DIRECT ACCESS PARKING SETBACK (ARTERIAL)	60'	61'
MAXIMUM RETENTION AREA ALLOWED WITHIN R/W SETBACK AREA	50% / 11,010 SF	45% / 9,875 SF

SITE PLAN KEY NOTES

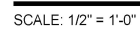
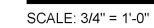
1. MODIFY EX BLOCK WALL TO INCREASE HEIGHT TO 8' TALL - COORDINATE WITH HOA
2. TODDLER PLAYGROUND ± 2,200 SF
3. FIRE TRUCK TURNING MOVEMENT (TYP) FIRE ACCESS LANE TO COMPLY WITH IFC 2012 D103.6R
4. PROP RETENTION/DRAINAGE ESMT
5. TRASH ENCLOSURE
6. STRIPED CROSSWALK
7. 6" HIGH CMU WALL / MONUMENT SIGN
8. COMPACT PARKING SPACES - 4 PROVIDED
9. 36" BERM/SCREEN
10. 36" HIGH SCREEN WALL (TYP)
11. PORTE-COCHERE WITH MIN 14' CLEAR HEIGHT TO 8' TALL - COORDINATE WITH HOA
12. FIRE RISER - PROVIDE BACKFLOW ON RISER
13. REMOTE FDC
14. POROUS CONC PAVER TURNAROUND
15. 12'x20' DROPOFF LOADING SPACES - 3 PROVIDED
16. FIRE ACCESS LANE TO COMPLY WITH IFC 2012 D103.6R
17. BICYCLE PARKING - 4 PROVIDED
18. PLAYGROUND ± 5,650 SF
19. SURFACE RETENTION AREA
20. EXISTING UTILITY POLES TO BE UNDERGROUNDED
21. CONCRETE SIDEWALK
22. ACCESSIBLE PARKING
23. ACCESSIBLE CURB RAMP
24. SES SCREEN - VIEW FENCE WITH METAL MESH SCREENING - SWING GATE ACCESS TO PANEL



Condition 4.



SCALE: 3/4" = 1'-0"


$$\frac{2}{2}$$

**SCALE 1/2" = 1'-0"**

 $\frac{3}{2}$ 

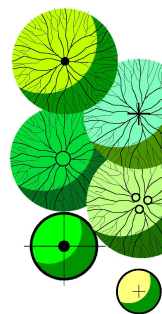
## DRAWING 1

# DETAILS

# L-2

PROJECT NO.





PLANT PALETTE:

TREES:

ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, MATCHING 10' HT, 3" SP, 1 1/4" GAL	6 TOTAL
CERCIDIMUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	24" BOX, MATCHING 10' HT, 3" SP, 1 1/4" GAL	8 TOTAL
CERCIDIMUM FRAECOX PALO BREA	24" BOX, MATCHING 7' HT, 4" SP, 1 1/2" GAL	11 TOTAL
PROBOSIS CHILENSIS 'PHOENIX' THORNLESS MESQUITE	24" BOX MIN. MULTI-TRUNK (8' HT, 5" SP, 1 1/2" GAL)	20 TOTAL
ACACIA SALICINA WILLOW ACACIA	24" BOX, MATCHING 7' HT, 4" SP, 1 1/4" GAL	13 TOTAL
CASBALPINIA MEXICANA YELLOW MEXICAN BIRD OF PARADISE	15 GALLON MIN. TREE FORM (6' HT, 2 1/2" SP, 3/4" GAL)	4 TOTAL

SHRUBS & VINES:

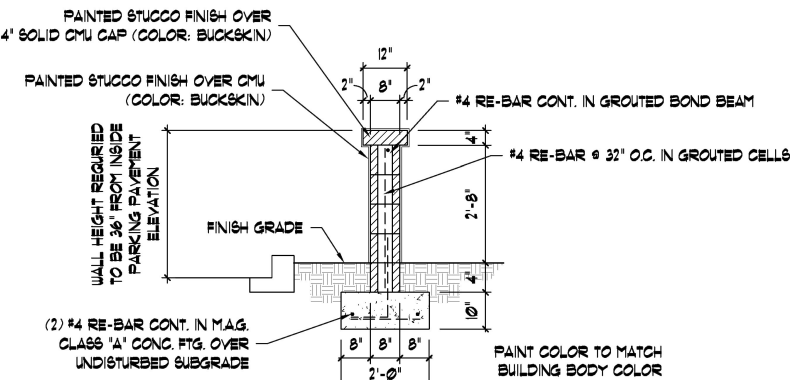
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAST CAN	26 TOTAL
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GALLON FULL, PAST CAN	21 TOTAL
RUPELLIA BRITTONIANA CALIFORNICA RUPELLIA	5 GALLON FULL, PAST CAN	30 TOTAL
TECOMA X SPARKY HYBRID TECOMA	5 GALLON FULL, PAST CAN	55 TOTAL
CASSIA STURTI GREEN DESERT CASSIA	5 GALLON FULL, PAST CAN	11 TOTAL
TECOMA STANIS V. STANIS ORANGE BELLS	5 GALLON FULL, PAST CAN	4 TOTAL
CASBALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN	23 TOTAL

GROUNDCOVERS & ACCENTS:

ACACIA REDOLENS 'DC.' DESERT CARPET REDOLENS	1 GALLON FULL, PAST CAN	100 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	1 GALLON FULL, PAST CAN	24 TOTAL
LANTANA MONTIVIDENSIS 'NG.' NEW GOLD LANTANA	1 GALLON FULL, PAST CAN	126 TOTAL
EREMOPHYLLA MINGINEU GOLD OUTBACK SUNRISE	1 GALLON FULL, PAST CAN	46 TOTAL
HESPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL, PAST CAN	26 TOTAL
RUPELLIA BRITTONIANA 'KATIE' KATIE RUPELLIA	1 GALLON FULL, PAST CAN	9 TOTAL

SYNTHETIC TURF	MID-IRON	6,340 SF.
DECOMPOSED GRANITE SANTA FE BEIGE	2" DEEP 3/4" SCREENED	36,555 SF.
CONCRETE PAVERS PAVESTONE SIERRA BLEND	PLAZA STONE RECTANGULAR & SQUARES ALT. RUNNING BOND	

CONSTRUCTION NOTE: NO TREE TO BE PLANTED WITHIN 6' OF A WATERLINE.



DECORATIVE SCREEN WALL SECTION

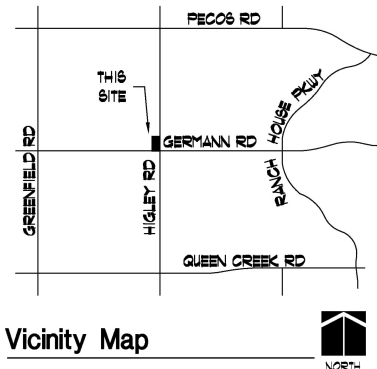
SCALE 1/2" = 1'-0"

PLAN KEY NOTES:

- 1 SIDEWALK
- 2 RETENTION BASIN
- 3 SIGHT VISIBILITY LINE PER GIL-212 (NO OBJECTS ABOVE 24" IN HT. TREES TO BE TRIMMED TO 1" ABOVE FINISH GRADE)
- 4 EXISTING ABOVE-GRADE ELECTRICAL CABINET
- 5 PAINTED STRIPING
- 6 RECLAIMED WATER LINE STUB
- 7 FREE STANDING PROJECT SIGN WALL (SEE SHEET L-2)
- 8 5'-6" DIA. HAND-PLACED GRANITE COBBLE
- 9 UTILITY BASEMENT
- 10 EXISTING SIDEWALK
- 11 CONCRETE PATIO
- 12 OVERHEAD ELECTRIC LINE
- 13 SYNTHETIC TURF AND RESILIENT SURFACING IN TOT PLAY AREAS
- 14 6' WIDE SIDEWALK
- 15 PORTE COCHERE
- 16 REFUSE ENCLOSURE (SEE SHEET L-2)
- 17 TUBE STEEL VIEW FENCE (SEE ARCH. DUGS.)
- 18 FIRE HYDRANT
- 19 EXISTING LANDSCAPE TO REMAIN
- 20 DRAINAGE PIPE PER CIVIL DRAWING
- 21 DECORATIVE SCREEN WALL, SEE ELEVATION THIS SHEET
- 22 TREES IN 4' SQ. TREE GRATES
- 23 BIKE PARKING
- 24 DECORATIVE PAVERS- PAVESTONE SIERRA BLEND- PLAZA STONE RECTANGULAR & SQUARES (ALT. RUNNING BOND)

SIGHT DISTANCE LINE NOTE:

ALL EXISTING SHRUBS WITHIN SIGHT DISTANCE LINE SHALL BE MAINTAINED AT A MAX. HT. OF 24 INCHES WITHIN SIGHT DISTANCE LINE AND TREE LIMBS ARE TO BE REMOVED WITHIN 1 FEET OF FINISH GRADE WITHIN SIGHT DISTANCE LINE.



Vicinity Map

SANTA FE LANE

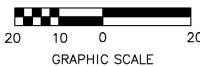


LANDSCAPE CALCULATIONS:

ON-SITE LANDSCAPE AREA: 35,225 SF.  
OFF-SITE LANDSCAPE AREA: 1,630 SF.  
TOTAL SITE LANDSCAPE AREA: 42,855 SF.  
% OPEN SPACE: 51.5%

Preliminary Landscape Plan

Scale 1:20



GRAPHIC SCALE



NORTH

LITTLE SUNSHINE DAY CARE

3840 S. HIGLEY ROAD  
GILBERT, ARIZONA 85297



PRELIMINARY

DRAWING TITLE

LANDSCAPE PLAN

phillip r. ryan  
landscape architect p.c.  
landscape architecture & planning  
4916 s. quiet way  
gilbert, arizona 85298  
(480) 899-5813 fax (480) 963-3674

L-1

PROJECT NO.

TOWN OF GILBERT NOTES:

1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. A CD WITH PDF FORMAT 'AS-BUILTS' OF THE LANDSCAPE AND IRRIGATION PLANS IS ALSO REQUIRED.
2. BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.

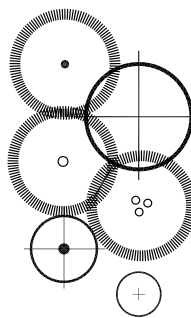
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
6. ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.





PLANT PALETTE:

TREES:

ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MATCHING 10' HT, 3" SP, 1 1/4" GAL	6 TOTAL
CERCIDILUM FLORIDUM 'DM.' DESERT MUSEUM PALO VERDE	24" BOX MATCHING 10' HT, 3" SP, 1 1/4" GAL	8 TOTAL
CERCIDILUM PRAECOX PALO BREA	24" BOX MATCHING 7' HT, 4" SP, 1 1/2" GAL	11 TOTAL
PROSOPIS CHILENSIS 'PHOENIX' THORNLESS MESQUITE	24" BOX MIN. MULTI-TRUNK (8' HT, 5" SP, 1 1/2" GAL)	20 TOTAL
ACACIA SALICINA WILLOW ACACIA	24" BOX MATCHING 7' HT, 4" SP, 1 1/4" GAL	13 TOTAL
CASALPINIA MEXICANA YELLOW MEXICAN BIRD OF PARADISE	15 GALLON MIN. TREE FORM (6' HT, 2 1/2" SP, 3/4" GAL)	4 TOTAL

SHRUBS & VINES:

LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL PAST CAN	86 TOTAL
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GALLON FULL PAST CAN	21 TOTAL
RUPELLIA BRITTONIANA CALIFORNICA RUPELLIA	5 GALLON FULL PAST CAN	30 TOTAL
TECOMA x SPARKY HYBRID TECOMA	5 GALLON FULL PAST CAN	55 TOTAL
CASSIA STURTI GREEN DESERT CASSIA	5 GALLON FULL PAST CAN	11 TOTAL
TECOMA STANS v. STANS ORANGE BELLS	5 GALLON FULL PAST CAN	4 TOTAL
CASALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL PAST CAN	23 TOTAL

GROUNDCOVERS & ACCENTS:

ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	1 GALLON FULL PAST CAN	100 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	1 GALLON FULL PAST CAN	24 TOTAL
LANTANA MONTIVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON FULL PAST CAN	126 TOTAL
ERYTHOPHYLLA MINGNEU GOLD OUTBACK SUNRISE	1 GALLON FULL PAST CAN	46 TOTAL
HEPERALOE PARVIFOLIA RED YUCCA	5 GALLON FULL PAST CAN	26 TOTAL
RUPELLIA BRITTONIANA 'KATIE' KATIE RUPELLIA	1 GALLON FULL PAST CAN	9 TOTAL

SYNTHETIC TURF

SYNTHETIC TURF	MID-IRON	6,340 SF.
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DECOMPOSED GRANITE

DECOMPOSED GRANITE SANTA FE BEIGE	2" DEEP 3/4" SCREENED	36,515 SF.
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CONCRETE PAVERS

CONCRETE PAVERS PAVESTONE SIERRA BLEND	PLAZA STONE RECTANGULAR 4 SQUARES ALT. RUNNING BOND	145 SF.
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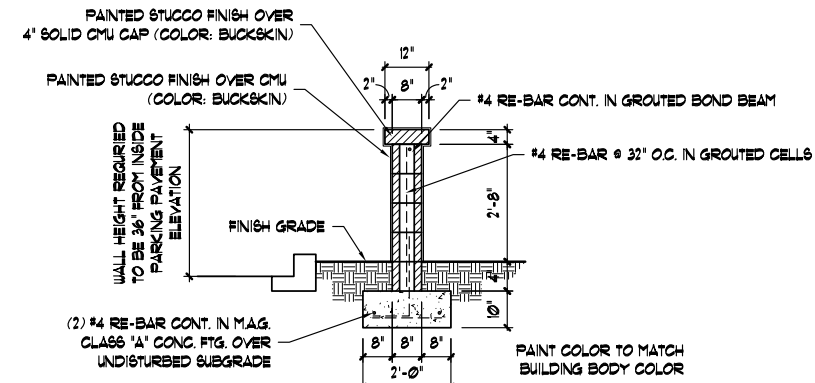
CONSTRUCTION NOTE: NO TREE TO BE PLANTED WITHIN 6' OF A WATERLINE.

PLAN KEY NOTES:

- 1 SIDEWALK
- 2 RETENTION BASIN
- 3 SIGHT VISIBILITY LINE PER GIL-212 (NO OBJECTS ABOVE 24" IN HT. TREES TO BE TRIMMED TO 1" ABOVE FINISH GRADE)
- 4 EXISTING ABOVE-GRADE ELECTRICAL CABINET
- 5 PAINTED STRIPING
- 6 RECLAIMED WATER LINE STUB
- 7 FREE STANDING PROJECT SIGN WALL (SEE SHEET L-2)
- 8 5'-6" DIA HAND-PLACED GRANITE COBBLE
- 9 UTILITY BASEMENT
- 10 EXISTING SIDEWALK
- 11 CONCRETE PATIO
- 12 OVERHEAD ELECTRIC LINE
- 13 SYNTHETIC TURF AND RESILIENT SURFACING IN TOT PLAY AREAS
- 14 6' WIDE SIDEWALK
- 15 PORTE COCHERE
- 16 REFUSE ENCLOSURE (SEE SHEET L-2)
- 17 TUBE STEEL VIEW FENCE (SEE ARCH. DUGS.)
- 18 FIRE HYDRANT
- 19 EXISTING LANDSCAPE TO REMAIN
- 20 DRAINAGE PIPE PER CIVIL DRAWING
- 21 DECORATIVE SCREEN WALL, SEE ELEVATION THIS SHEET
- 22 TREES IN 4' SQ. TREE GRATES
- 23 BIKE PARKING
- 24 DECORATIVE PAVERS- PAVESTONE SIERRA BLEND- PLAZA STONE RECTANGULAR 4 SQUARES (ALT. RUNNING BOND)

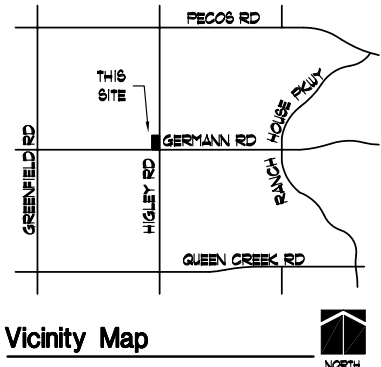
SIGHT DISTANCE LINE NOTE:

ALL EXISTING SHRUBS WITHIN SIGHT DISTANCE LINE SHALL BE MAINTAINED AT A MAX HT. OF 24 INCHES WITHIN SIGHT DISTANCE LINE AND TREE LIMBS ARE TO BE REMOVED WITHIN 1 FEET OF FINISH GRADE WITHIN SIGHT DISTANCE LINE.

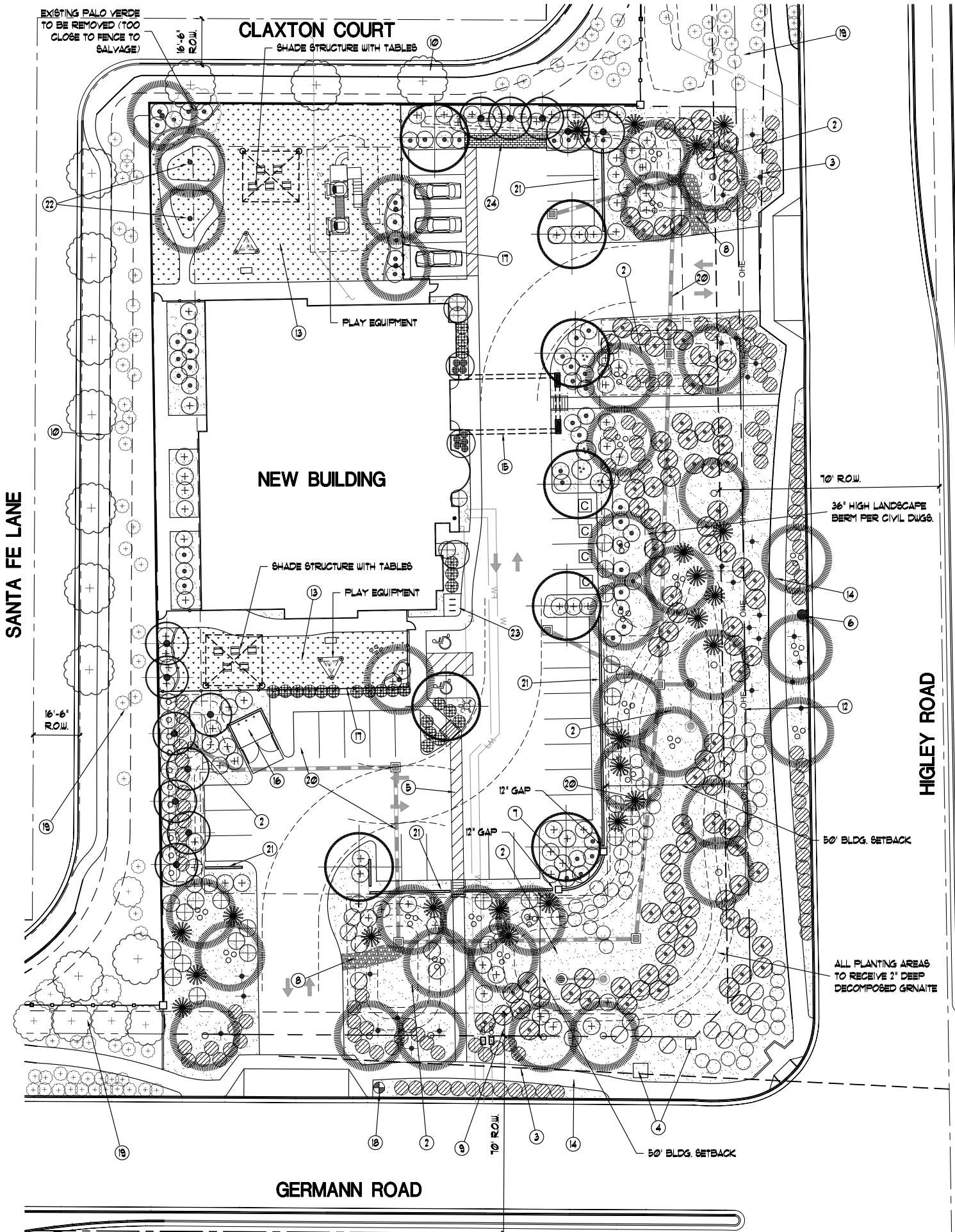


DECORATIVE SCREEN WALL SECTION

SCALE 1/2" = 1'-0"



Vicinity Map

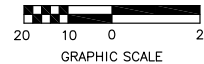


LANDSCAPE CALCULATIONS:

ON-SITE LANDSCAPE AREA: 35,225 SF.  
OFF-SITE LANDSCAPE AREA: 1,630 SF.  
TOTAL SITE LANDSCAPE AREA: 42,855 SF.  
% OPEN SPACE: 51.5%

Landscape Plan

Scale 1:20



LITTLE SUNSHINE DAY CARE  
3840 S. HIGLEY ROAD  
GILBERT, ARIZONA 85297

LANDSCAPE PLAN

phillip r. ryan  
landscape architect p.c.  
landscape architecture & planning  
4916 s. quiet way  
gilbert, arizona 85298  
(480) 899-5813 fax (480) 963-3674

L-1

PROJECT NO.

# PRELIMINARY GRADING AND DRAINAGE/UTILITY PLAN FOR: LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL TOWN OF GILBERT, ARIZONA

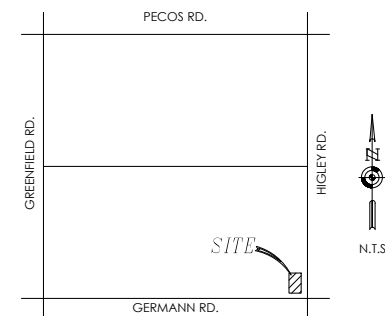
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH,  
RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## REQUIRED RETENTION VOLUME & TIME TO DRAIN TIME

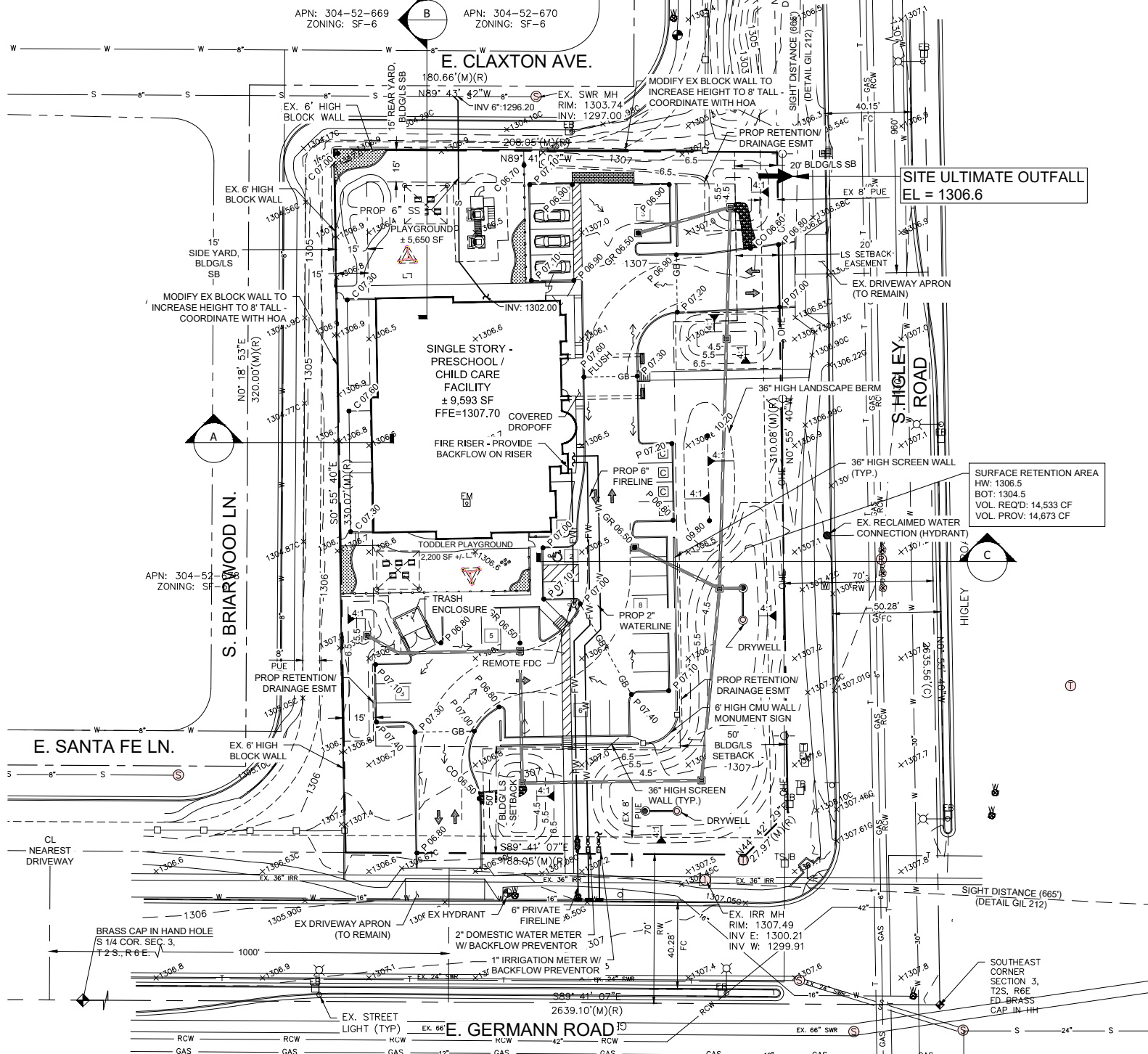
$V_R = C \times (P / 12) \times A$   
C = WEIGHTED RUNOFF COEFFICIENT  
P = RAINFALL DEPTH (50 Yr - 24 HR)(IN.)  
A = RETAINED AREA (AC.)  
 $V_R =$  VOLUME REQUIRED (CF)  
 $V_P =$  VOLUME PROVIDED (CF)  
DW = NO. OF DRYWELLS  
 $T_d =$  TIME TO DRAIN (HRS)

C = 0.85  
P = 3.0  
A = 1.57  
 $V_R = 14,533$   
 $V_P = 14,673$   
DW = 2  
 $T_d = 20.4$

\* A PERC RATE OF 0.1 CFS/DRYWELL IS ASSUMED FOR PRELIMINARY DESIGN



VICINITY MAP



## OWNER

MARIAH PROPERTIES VI, LLC  
3303 E. BASELINE RD. SUITE 112  
GILBERT, ARIZONA 85234  
CONTACT: K. TERRY WILLIAMS  
PHONE: (480) 962-1515  
EMAIL: TWILLIAMS@MARIAHPROPERTIES.COM

## DEVELOPER

BUTTRY & BROWN DEVELOPMENT, LLC  
5040 TENNYSON PKWY  
PLANO, TEXAS 75024  
CONTACT: STEPHEN BROWN  
PHONE: (214) 296-4989 EXT. 702  
EMAIL: SBROWN@BUTTRY-BROWN.COM

## ARCHITECT

TRI ARCHITECTS  
9812 MANCHESTER ROAD  
ST. LOUIS, MISSOURI 63119  
CONTACT: JEFFREY P. KAISER  
PHONE: (314) 395-9750 EXT. 219  
EMAIL: JEFF.KAISER@TRIARCHITECTS.COM

## CIVIL ENGINEER

TERRASCOPE CONSULTING  
1102 EAST MISSOURI AVENUE  
PHOENIX, ARIZONA 85014  
CONTACT: DAVE SOLTYSIK, P.E.  
PHONE: (602) 297-8732  
EMAIL: DSOLTYSIK@TERRASCOPE.US

## BASIS OF BEARING

SOUTH 00°00'00" EAST - BEING THE WEST LINE  
OF THE NORTHWEST QUARTER (NW 1/4) OF  
SECTION 23, TOWNSHIP 4 NORTH, RANGE 2  
EAST, GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA, PER THE FINAL  
PLAT FOR FOOTHILLS NORTH UNIT 1, RECORDED  
IN BOOK 388, PAGE 47, MARICOPA COUNTY  
RECORDS.

## BENCHMARK

GDACS POINT 20528-1 BEING THE  
SOUTHEAST CORNER OF SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 6 EAST. HAVING  
A NAVD83 ELEVATION OF 1307.54

## FLOOD INFORMATION

FLOOD ZONE DESIGNATION "X" PER F.E.M.A.  
FLOOD INSURANCE RATE MAP, MAP NUMBERS  
04013C2765M, PANEL 2765 OF 4425, DATED  
NOVEMBER 4, 2015.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE  
FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD  
WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT  
OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE  
MILE; AND AREAS PROTECTED BY LEVEES FROM  
1% ANNUAL CHANCE FLOOD.

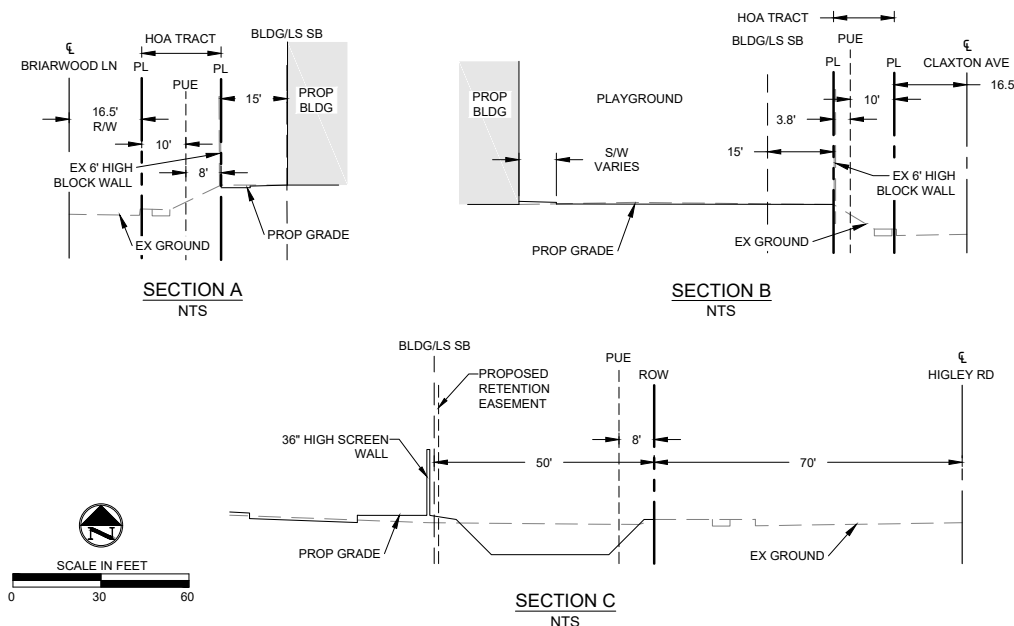
(THE ABOVE STATEMENT IS FOR INFORMATION  
ONLY AND THE SURVEYOR ASSUMES NO  
LIABILITY FOR THE CORRECTNESS OF THE CITED  
MAP OR THE LOCATION OF THE FLOOD ZONE  
BOUNDARY. IN ADDITION, THE ABOVE  
STATEMENT DOES NOT REPRESENT THE  
SURVEYOR'S OPINION OF THE PROBABILITY OF  
FLOODING.)

## LEGEND

BOUNDARY	DRYWELL
EX PROPERTY LINE	FIRE HYDRANT
CENTERLINE	CLEAN OUT WITH COLLAR
SETBACK	CLEAN OUT
EASEMENT	VALVE
STORM DRAIN	4" MANHOLE
SANITARY SEWER LINE	DIA
DOMESTIC WATERLINE	ESMT
FW	EXISTING
	BACKFLOW PREVENTER
	FL
	FLOWLINE
	G
	GUTTER

## ABBREVIATIONS

BLDG	BUILDING	GR	GRATE
C	CONCRETE	LS	LANDSCAPE
C&G	CURB AND GUTTER	MH	MANHOLE
CO	CLEAN OUT	P	PAVEMENT
CMP	CORRUGATED METAL PIPE	PROP	PROPOSED
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	RW	RIGHT OF WAY
EX	EXISTING	SB	SETBACK
FFE	FINISHED FLOOR ELEVATION	SS	SANITARY SEWER
FL	FLOWLINE	TC	TOP OF CURB
G	GUTTER	TYP	TYPICAL



consult  
**Terrascope**  
civil engineering • surveying • urban plan



**LITTLE  
SUNSHINE'S  
PLAYHOUSE &  
PRESCHOOL**  
3840 S. HIGLEY ROAD

PRELIMINARY GRADING  
& DRAINAGE/UTILITY  
PLAN



Arizona  
Call 602.411.1111 or visit Arizona@11.com

DATE	DESCRIPTION
05/08/18	1ST CITY SUBMITTAL
07/03/18	2ND CITY SUBMITTAL
08/06/18	3RD CITY SUBMITTAL

CHECKED BY:	DMS
DRAWN BY:	EF

TITLE:  
**PRELIMINARY GRADING  
& DRAINAGE/UTILITY  
PLAN**

SHEET No.  
1 of 1

PROJECT No.  
0830





STONE ACCENT  
Eldorado Stone, Color: Buckskin



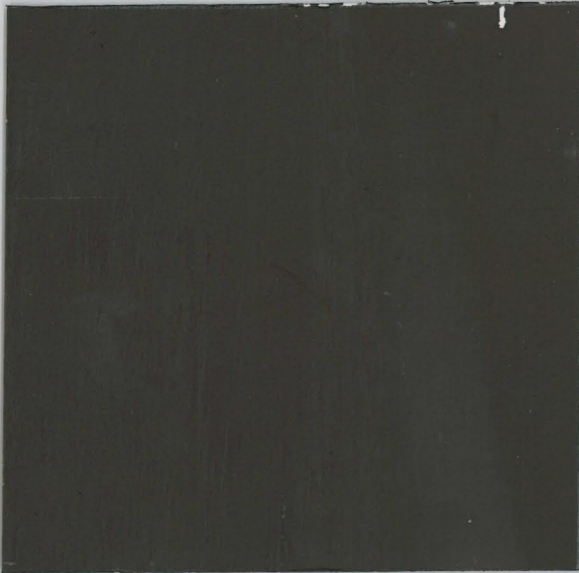
FAUX SLATE TILE  
Brava Bold Slate  
Color: Atlantic



STONE VENEER  
Eldorado Stone - Rough Cut, Color: Vineyard Trail



EIFS / STUCCO  
Dryvit - Freestyle Texture  
#449 Buckskin



PAINTED TRIM  
Sherwin Williams  
#SW6083 Sable



EAST ELEVATION

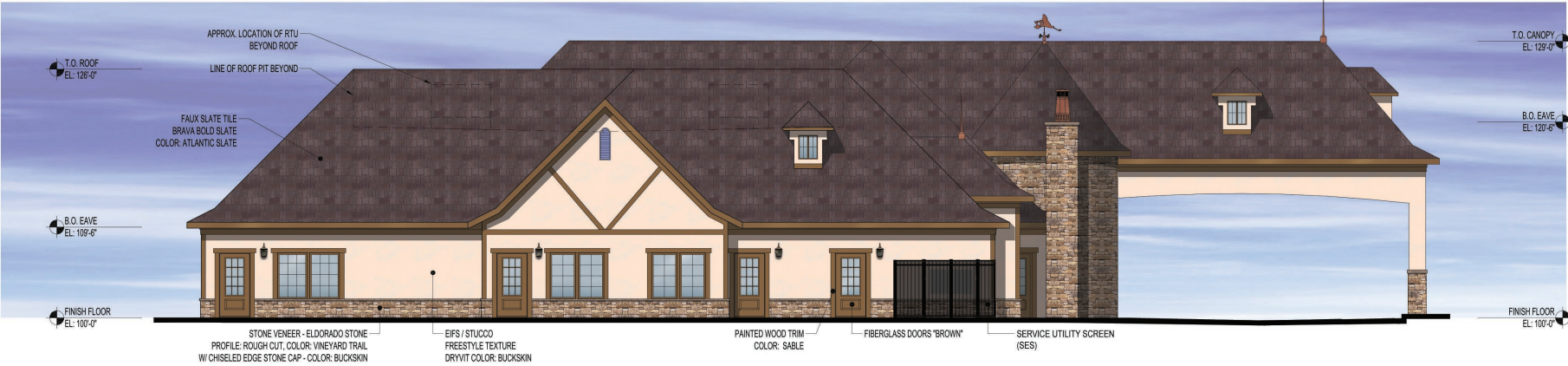


NORTH ELEVATION

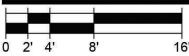
Condition 5.



SOUTH ELEVATION



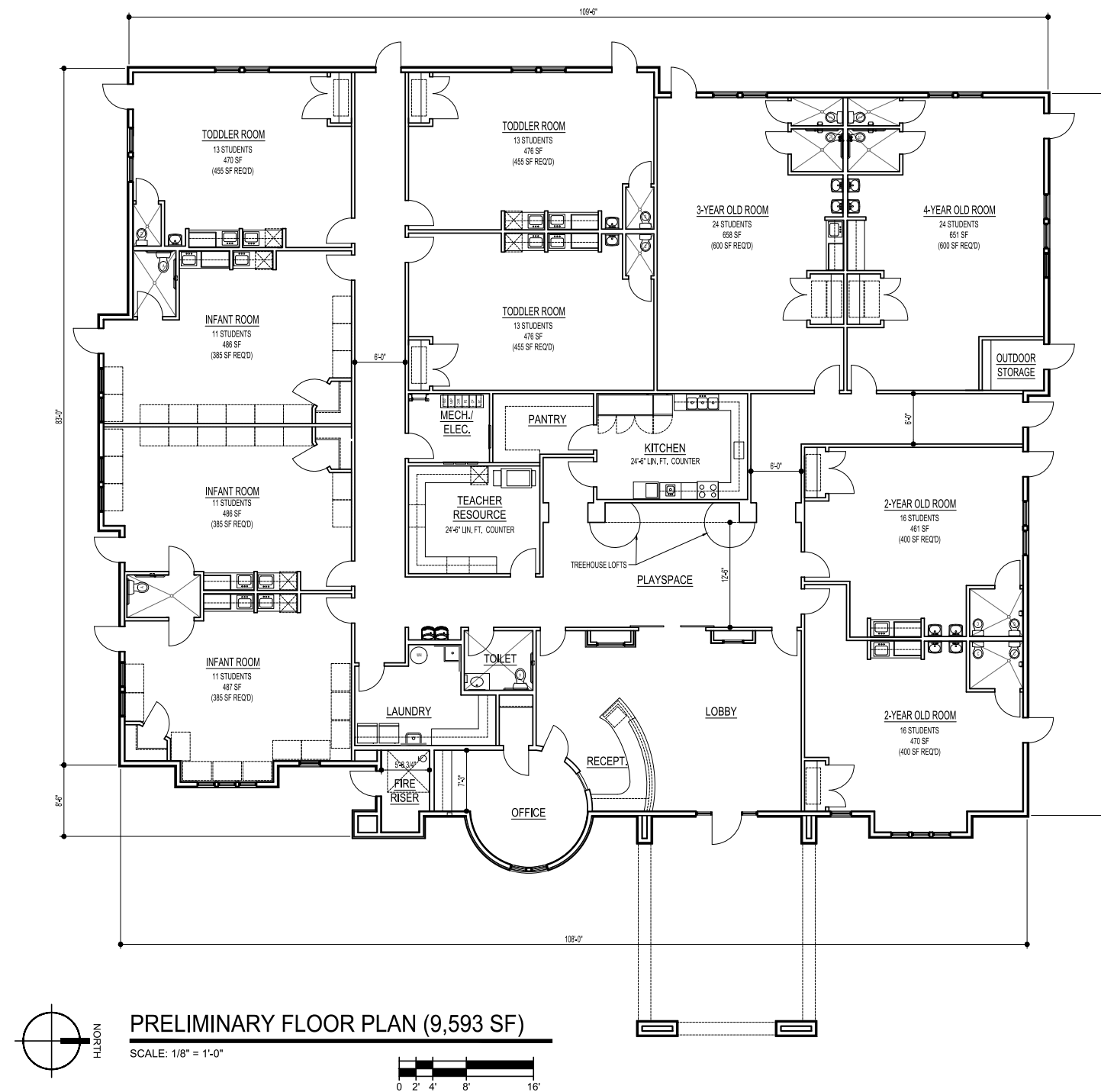
WEST ELEVATION



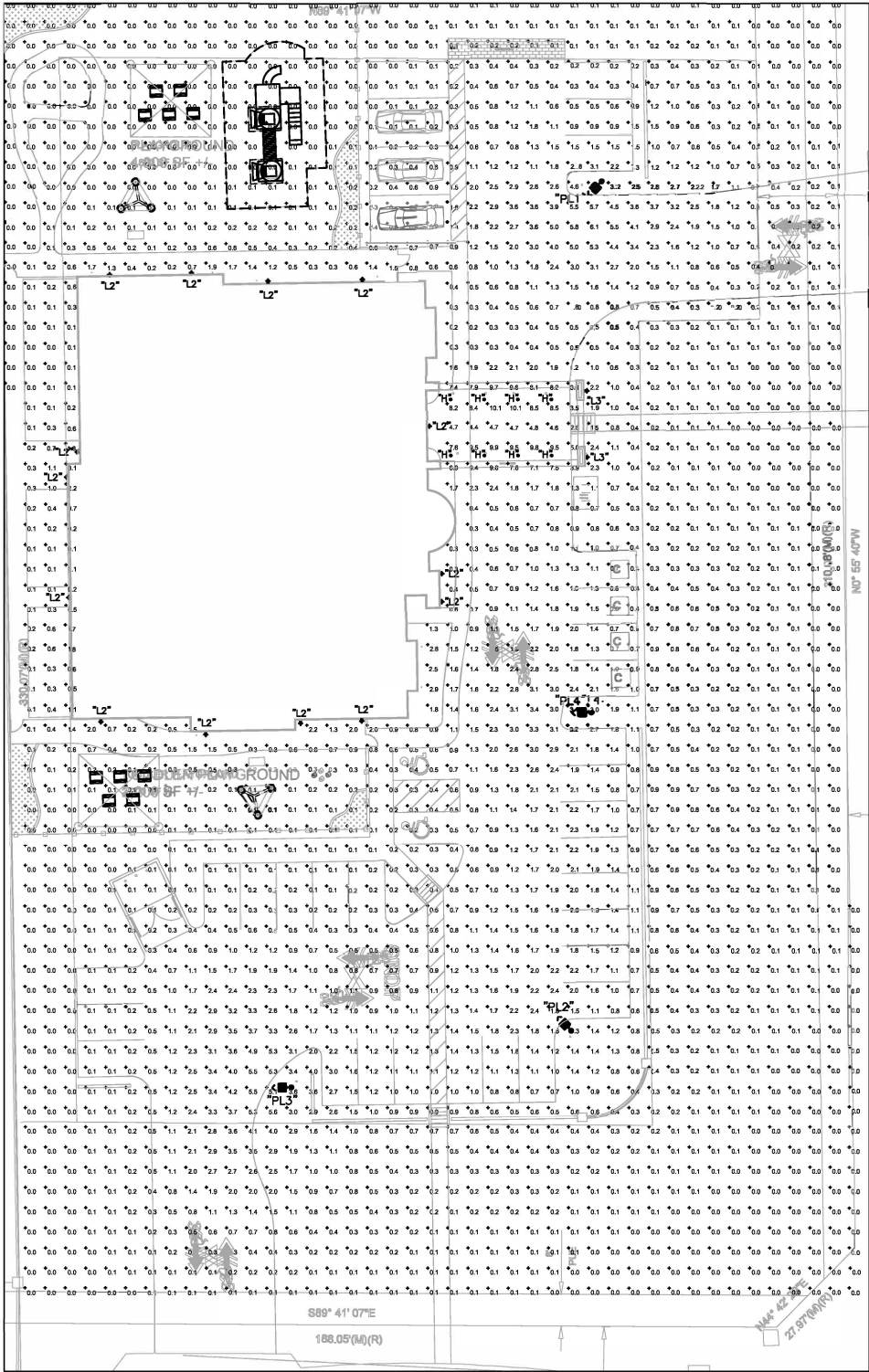
LITTLE SUNSHINE'S PLAYHOUSE

GILBERT,  
18-018

ARIZONA  
07.30.18







P HOMETRIC SITE PLAN  
1" = 0' 0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.61 fc	5.1 fc	0.2 fc	25.5:1	8.05:1

Luminaire Schedule										
Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
PL1	1	STERNBERG LIGHTING	1A-1531RLED-EZ-FG -6ARC-35-T3 -3-MDLO3-DB	1531 OMEGA SERIES LED, TYPE 3 OPTIC, FLAT GLASS (AR)	84 LEDS	14' AFF ON 15' POLE	1	8845	1	96
PL2	1	STERNBERG LIGHTING	1A-1531RLED-EZ-FG -4ARC-35-T4 -F-MDLO3-DB	1531 OMEGA SERIES LED, TYPE 4 OPTIC, FLAT GLASS (AR)	64 LEDS	19' AFF ON 20' POLE	1	6025	1	66
PL3	1	STERNBERG LIGHTING	1A-1531RLED-EZ-FG -6ARC-35-T3 -3-MDLO3-DB	1531 OMEGA SERIES LED, TYPE 4 OPTIC, FLAT GLASS (AR)	84 LEDS	14' AFF ON 15' POLE	1	8730	1	96
PL4	1	STERNBERG LIGHTING	1A-1531RLED-EZ-FG -6ARC-35-T3 -3-MDLO3-DB	1531 OMEGA SERIES LED, TYPE 3 OPTIC, FLAT GLASS (AR)	84 LEDS	19' AFF ON 20' POLE	1	8730	1	96
H	9	MAXILUME	HH6-LED-900L-  DIM10-120-MD-35K-6501-CL-SCH	6" ARCHITECTURAL HIGH LUMEN LED  DOWNLIGHT	LED		1	900	1	18.4
L2	12	MINKA-LAVERY	8282-A61	1-LIGHT EXTERIOR WALL SCONCE	6W LED A-19	7'-0" AFF	1	500	1	60
L3	2	MINKA-LAVERY	8283-A61	3-LIGHT EXTERIOR WALL SCONCE	(1) 6W LED A-19	8'-6" AFF	3	500	1	180

^ = DIRECTION OPTICS SHALL BE ORIENTED TOWARDS.

FIXTURE PL1 TO PL4



FIXTURE L2



FIXTURE H



FIXTURE L3



GENERAL LIGHTING CONTROLS NOTE

ALL EXTERIOR SITE FIXTURE WILL HAVE FULL CUT-OFF AND WILL BE DIRECTED DOWN.

THE PROJECT NEEDS GOOD LIGHTING LEVELS FOR SAFE CHILD PICK UP AND DROP OFF. ALL BUILDING MOUNTED LIGHTING(L2,L3), INCLUDING THE UNDER-CANOPY (H) LIGHTS WILL BE TURNED OFF DURING NON-BUILDING OPERATION HOURS. ALL EMPLOYEES ARE GONE AND BUILDING IS SHUT DOWN BY 7 PM EACH EVENING, MONDAY THRU FRIDAY AND NOT OPERATIONAL ON SATURDAY OR SUNDAYS. THESE LIGHTS WILL ONLY BE OPERATIONS FOR ABOUT 1 HOUR AT THE BEGINNING OF THE DAY AND 2 HOURS AT THE END OF THE DAY DURING THE SHORTEST DAYLIGHT DAY OF THE YEAR. ABOUT HALF THE YEAR THESE LIGHTS WILL NOT TURN ON.



LITTLE SUNSHINE'S PLAYHOUSE

Gilbert, AZ



1812 Hawthorne Road  
St. Louis, Missouri 63119  
© Copyright 2015  
T: 314-385-8720  
F: 314-385-8721  
www.aotpossible.com

DATE: 04-30-2018

REVISIONS

DWG. BY: BDW

PROJECT NO. TRGA-01-2018

SHEET NO.

PH100  
SITE PHOTOMETRIC

